**Manor Way, SE23 | £425,000**

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# In General

- Two double bedrooms
- Two bathrooms
- Allocated off-street parking
- Modern family bathroom suite
- Gated private development
- 979 Year lease
- Far reaching views
- An abundance of natural light
- Popular location
- Excellent transport links

# In Detail

A beautifully presented two-bedroom, two-bathroom apartment for sale within a gated private development just off the highly sought-after Canonbie Road, offering a communal garden, allocated off-street parking and wonderful views.

Situated on the second floor of this well-maintained development, the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. The heart of the home is the bright and spacious open-plan kitchen/reception room, which enjoys an abundance of natural light and lovely views. Further benefits include allocated off-street parking, access to the communal garden and excellent overall presentation.

Ideally positioned just 0.7 miles from both Honor Oak Park and Forest Hill stations, the property offers excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel and Highbury & Islington.

The property is also within easy reach of the Horniman Museum & Gardens, Dulwich Park, Peckham Rye, Dulwich Picture Gallery and the high streets of Dulwich, Honor Oak and Forest Hill. A fantastic selection of independent cafés, coffee shops, restaurants, markets and local amenities are all close by, making this an excellent choice for convenient and well-connected London living.

Viewings are highly recommended. Contact the Pedder Forest Hill sales team to arrange a viewing.

EPC: B | Council Tax Band: C | Lease: 979 years remaining | SC: £2,145.82 pa | GR: £100 pa | BI: TBC

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# Floorplan

## Manor Way, SE23 3AT

Approx Gross Internal Area = 63.55 sq m / 684 sq ft

Ref :

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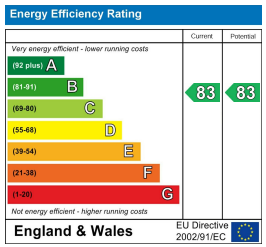


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